WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017649 DEEDWARR
Recvd: 03/04/13 12:22 2 pgs
Fees:13.00 Taxes:2404.63
20130304-0021439

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2013

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda T. & Paul H. Keckley	New Owner	
(NAME)	(NAME)	131120K00200CO
1115 B Biltmore Drive Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GENERAL BATES LIMITED LIABILITY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHONDA T. KECKLEY AND PAUL H. KECKLEY JR.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Townhome located in Davidson County, TN, being Unit No. B of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions & Restrictions establishing Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20081231-0123776, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land, embracing the regime and buildings, thereof; said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being a part of the same property conveyed to GENERAL BATES LIMITED LIABILITY COMPANY, a Tennessee limited liability company by Quitclaim deed from GEW LIMITED LIABILITY COMPANY, a Tennessee limited liability company , dated 12/30/2011 and filed of record in Book 20111230-0102355, Register's Office for Davidson County, Tennessee. Further being a part of the same property conveyed to GEW LIMITED LIABILITY COMPANY, a Tennessee limited liability company by deed of record in Instrument No. 20080623-00664274, said Register's Offfice.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 1115 B Biltmore Drive Unit B, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of February, 2013.

General Bates Limited Liability Company, LLC

BY: _____
L. Edward Gaw, Jr., Manager

By: _____
Ken Woodard, Manager

By: _____
Jeff Gaw, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Edward Gaw, Jr., Jeff Gaw and Ken Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Managers of General Bates Limited Liability C ompany, LLC the within named bargainor, a Tennessee limited liability company and that they as such Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the Tennessee limited liability company as the Managers.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2013.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015